

**TUCSON MOUNTAIN SANCTUARY**  
Regular Board Meeting Minutes  
November 20, 2007

- A. Meeting called to order at 6:00pm by Brad Yant
  - a. Board members present
    - i. Brad Yant, Richard Meyer, Shirley Shumway, Laura-Jane Estrella, and John Maple
  - b. Osselaer Management representative: Matt Osselaer
  - c. Roll Call:
    - 1. Lois Gorto (366)
    - 2. Judson Adams (451)
    - 3. Alan Young (06)
    - 4. Gus Estrella (49)
    - 5. Deb Miller (Supervisor Bronson's office)
    - 6. Robert Grant (19)
  
- B. Quorum was present to conduct an official meeting.
  
- C. October minutes were approved (motion by John, 2<sup>nd</sup> Shirley)
  
- D. Treasurer's report approved
  - a. Association budget was discussed.
  - b. Delinquencies were reviewed
  
- E. Management Report
  - a. It was reported that the Board and management are still working on the contract issues with Garden West but are nearing a resolution.
  - b. Rick's Yard Works, the hired contractor for the erosion work on Western Way, completed the job. A total of twelve tons of material were brought in to finish the job.
  - c. Management reported that violations are still on the decline. The 27 November hearings were mentioned but that number is expected to drop for December.
  - d. Management also reported that 8 of the original 10 neglected yards had to be cleaned up by Garden West. The landscapers also recently removed a large Saguaro along Western Way that had died and will remove the other dead one at the end of Desert Echo soon.
  
- F. Old Business
  - a. 2006 Tax return and audit by Mark Reece
    - 1. Management reported that Mark has been swamped with work and will gather the necessary information before the end of November.
    - 2. Mark also notified management that he had filed an extension for the 2006 tax return, preventing any penalties.

3. The approximate cost for both services should be about \$2500. Mark said this is only a preliminary number since he hasn't collected all the information.
- b. Check to Diane Hinds for garage sale expenses in the amount of \$32.60 was approved (motion by John, 2<sup>nd</sup> by Brad, only opposed member was Laura-Jane)

#### G. Committees

- a. Common Area
  1. Committee did not meet this month because they now meet on a quarterly basis only. Next meeting will be in December.
  2. Richard reported that the second set of rails has been painted. To date, the rails at the ends of Double Echo and Desert Echo have been painted. The third area that is to be painted is half-way down Desert Echo. There should be enough paint remaining after the third railing to complete two more.
  3. Richard also reported that a baffle grass survey is being taken. He reported that a lot of it is along Kinney between Desert Lantern and Desert Cache. Another problem area is around Desert Motif.
- b. ARC
  1. Judson discussed the amount of requests for October (5 total).
  2. One of the requests was in response to a violation notice sent by management; however, the request was lacking necessary information and the committee is awaiting the resubmission.
- c. NAC
  1. John reported that the EAMR was reviewed when the board of supervisors met.
  2. NAC is asking for a post-construction noise report.
  3. Further widening along certain areas of Kinney was deferred due to a lack of funding.
  4. Preliminary utility work was started on November 16, 2007.
  5. Next NAC meeting will be sometime next year on a yet to be decided date.
  6. CGD committee
    - a. Laura-Jane reported that Christine recently met with Tucson Estates representatives as well as other associations; however, Laura-Jane has not yet heard from Christine regarding the meeting.
    - b. The email network that will link all the associations in the vicinity of TMS is still under development but progress is being made.

#### H. New Business

- a. Botts Dots were discussed with Deb Miller. John informed her that he is getting the run-around since he has been told it is antiquated technology.

1. There was a discussion regarding the county's responsibility for the Dots since they signed off and approved the roads.
  2. John informed everyone that the county acknowledges they should have been installed by the builder and recognizes they are at a loss and should not have signed off on the roads.
  3. Deb Miller said she would look into the problem and report back either through email or at future meetings.
- b. Boulders at the end of Twilight Echo to deter motorized vehicles
    1. Review of the community plat map revealed the boulders cannot be installed at that location because they would block a fire access road.
    2. Deb Miller said she would look into the progress on the county law pertaining to ATV's and other motorized vehicles.
  - c. Testing of backflow valves
    1. Management reported receiving the paperwork for this years backflow testing. Accurate Backflow, the company previously used, will be contracted again for the work.
    2. The board asked that the issue be kept on future agendas until the job is complete
  - d. Sex offenders
    1. Shirley reported that 4 sex offenders recently moved in to areas around the community.
    2. The board decided to post the e-connect link in the next newsletter so parents can get the information that is available from the Sheriff's department.
  - e. Dates were set for the first 6 meetings of 2008
- I. Meeting adjourned at 6:25pm
    - a. Motion by Brad (2<sup>nd</sup> John)